

EXHIBIT A

Completed prior to January 1, 2013

Violation	Violation Status
Failed to provide wall switch controlled lighting outlet in equipment room.	Completed-installed light switch in elevator machine room.
Failed to provide each tenant with a clear written description of the actions that building occupants should take in an emergency.	Completed-evacuation plan posted on the backside of each apartment door.
Failed to identify each interior stairwell on each floor by alphabetical or directional lettering which shall be a minimum of six inches in height.	Completed-identification signage installed.
Failed to post on the occupancy side, at every stairwell door, information indicating floor re-entry location.	Completed-signage installed.
Failed to permanently mark and identify every elevator car to correspond with the building's car position indicator.	Completed-identification signage installed.
Failed to provide approved type fire extinguisher(s).	Completed-fire extinguisher installed at end of west corridor.
Failed to provide required smoke detectors.	Completed-smoke detector installed at each corridor.
Failed to secure all supply gate valves in an open position.	Completed-gate valves secured.
Failed to maintain and repair electric elevator equipment provided at premises in safe and sound working condition.	Completed-floor covering completed in passenger elevators.
Failed to permanently mark each elevator car location within each car and adjacent to or on each elevator entrance.	Completed-identification signage installed.
Failed to provide accessibility features for elevator equipment.	Completed-Braille tags installed in all elevator cars.
Failed to maintain and repair electric elevator equipment provided at premises in safe and sound working condition.	Completed-repaired service elevator alarm bell.
Failed to provide fire extinguisher.	Completed-installed fire extinguisher in service elevator machine room.
Failed to properly identify elevator at required locations	Completed-stenciled landing doors at all landings for each elevator car.
Failed to maintain and repair electric elevator equipment provided at premises in safe and sound working condition.	Completed-provided proper clearance for both passenger elevator controllers.
Failed to maintain properly charged fire extinguisher and to attach tag which clearly indicates recharge date and signature of the person who performed the recharge.	Completed-fire extinguishers inspected and new service tags installed.
Failed to maintain building in rat-stopped and rat-free conditions.	Completed-wall openings in common areas and living areas repaired.
Failed to exterminate rodents in building and seal openings through which they gain access.	Completed-building exterminated and openings sealed.
Failed to install and maintain approved smoke detectors.	Completed-approved smoke detectors installed in all common halls and living units.

Failed to maintain interior walls, ceilings and woodwork free from flaking, peeling, chipped or loose paint.	Completed-flaking and damaged paint surfaces in common areas scraped and sanded.
Failed to keep premises clean, sanitary and safe.	Completed-common area carpets cleaned.
Failed to stop noxious odors from permeating dwelling or premises.	Completed-rubbish and debris removed from common areas.
Failed to exterminate insects, rodents or other pests and keep dwelling pest-free.	Completed-building exterminated for insects, rodents and other pests.
Failed to provide and maintain every facility, piece of equipment or utility in safe and sound working condition.	Completed-damaged heat register covers replaced.
Failed to remove multiple conductor termination from device designed for single.	Completed-mini breakers removed from 14th floor distribution panel.
Failed to install cover on outlet or junction box.	Completed-closed junction boxes located in 14th floor fan rooms and throughout basement areas
Failed to repair or replace defective faucet.	Completed-tub spouts made flush on all unit turns.
Failed to repair or replace defective faucet.	Completed-tub handles replaced, where needed, throughout building.
Failed to provide or replace defective toilet seat.	Completed-replaced toilet seats where necessary throughout building.
Failed to repair or replace defective faucet.	Completed-repaired lavatory faucets, where needed, throughout building.
Failed to repair or replace defective joints.	Completed-installed missing tub overflow covers and drain plugs, where needed, throughout building.
Failed to install plumbing fixture of proper material.	Completed-damaged tub walls repaired/replaced, as needed, throughout building.
Failed to remove defective pipe, fitting or fixture.	Completed-re-piped vent stack in 14 th floor storage room with cast iron pipe and fitting. Removed 4" PVC pipe at 12 th floor laundry room.
Failed to repair or replace defective waste pipe.	Completed-re-piped dual ejector system in basement with proper sized pumps and pipe.
Locked or fastened doors or means of exit from occupied space in manner which does not permit opening without a key or special knowledge.	Completed-removed dead bolts from north and south fire escape doors on all floors.
Failed to provide hard wired smoke detectors in all locations required for single room occupancy buildings.	Completed-installed approved smoked detectors in all common areas and living units.
Failed to provide carbon monoxide detectors where required.	Completed-installed approved carbon monoxide detectors in all living units and in boiler room.
Placed, stored or kept combustible materials in a location where the ignition or burning of such materials, fluids or compounds would obstruct or render hazardous the egress from the building.	Completed-combustible materials removed from below basement stairway.

Failed to maintain fire protection equipment in safe and sound working condition.	Completed-repaired leaking control valve in basement.
Failed to provide self-closing Class 'B' labeled fire door assembly to room where rubbish is discharged.	Completed-installed approved self-closing class 'B' door in boiler room.
Failed to provide self-closing Class 'B' labeled fire door assembly to room where rubbish is discharged.	Completed-installed approved self-closing class 'B' door in trash compactor room.
Failed to maintain fire door in safe and sound working condition.	Completed-repaired fire door to elevator machine room.
Failed to prevent rubbish from accumulating inside or outside of building.	Completed-trash and debris removed from theater/storage area at 14th floor.
Failed to abate fire hazard.	Completed-removed extension cords throughout building.
Failed to maintain premises in clean, sanitary and safe condition.	Completed-overabundance of materials/possessions/debris removed from various units throughout building.
Failed to maintain premises free from and exterminate any insects, rodents or other pests.	Completed-living units and common areas exterminated.
Failed to maintain basement in clean, sanitary and safe condition.	Completed-removed stagnant water from basement.
Failed to maintain interior walls and ceilings free from holes and cracks.	Completed-repaired walls and ceiling in unit 616; abated mold and painted 11 th floor laundry room walls and ceiling.
Failed to exterminate insects, rodents or other pests and keep dwelling pest-free.	Completed-exterminated applicable Unit.
Failed to prevent rubbish from accumulating inside or outside of building.	Completed-trash and debris removed from applicable Unit.
Failed to stop noxious odors from permeating dwelling or premises.	Completed-trash and debris removed from applicable Unit .
Failed to clean materials, debris, dirt and dust from cab top for elevator.	Completed-clean all debris and dirt from cab top for elevators.
Failed to remove accumulated debris from pit for elevator.	Completed-accumulated trash and debris removed from all elevator pits and cars.
Failed to obtain, frame and/or display certificate of inspection for elevator	Completed-certificate frames installed in all elevators.
Failed to maintain signage	Completed-installed signage at both elevator machine room doors; installed signage at west passenger elevator pit door; identify crosshead on all elevator cars.